

**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development

BY: Eric Haaland AICP, Associate Planner

DATE: February 9, 2011

SUBJECT: Consideration of a Coastal Development Permit and Minor Exception to Install a Privacy Screen Wall around an Open Courtyard Area of an Existing Single-Family Residence at 3520 The Strand.

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **APPROVE** the subject request

APPLICANT

Robert Fry & Associates
26710 Menoninee Pl.
Rancho Palos Verdes, CA 90275

OWNER

Wayne & Masuko Partridge
3520 The Strand
Manhattan Beach, CA 90266

LOCATION

<u>Location</u>	3520 Strand at southeast corner Strand & 36 th St. (See Site Location Map).
<u>Legal Description</u>	Portion of Lot 5, Blk 38, MB Tract No. 2,
<u>Area District</u>	III

LAND USE

<u>General Plan</u>	Medium Density Residential
<u>Zoning</u>	RM, Residential Medium Density
<u>Land Use</u>	<u>Existing</u> 2267 sq. ft SFR <u>Proposed</u> No change
<u>Neighboring Zoning/Land Uses</u>	North (across 36 th St) RH/apartments

South
East
West

RM/Single-family Res.
RM/Duplex
OS/Beach

PROJECT DETAILS

	<u>Proposed</u>	<u>Requirement (Staff Rec)</u>
Parcel Size:	2,566 sq. ft.	2,700 sq. ft. min
Building Floor Area:	2,267 sq. ft.	4,106 sq. ft. max.
Height	24.5 ft.	30 ft. max.
Parking:	2 enclosed spaces	2 enclosed
Vehicle Access	36 th Street	N/A
Setbacks		
Front (west)	5.5 ft.	5 ft. min.
Rear (east)	5 ft.	5 ft. min
Interior Side (south)	3.4 ft.	3.33 ft. min.
Corner Side (north)	3 ft.	3 ft. min
Usable Open Space	166 sq. ft.	340 sq. ft.

BACKGROUND

The subject site is a “portion of a lot” fronting on The Strand. A Coastal Development Permit is required because the project includes a greater-than-10% addition in height within the appealable portion (where a decision is appealable to the State Coastal Commission) of the Coastal Zone. A public hearing is required, without the option of a waiver, because the application includes a Minor Exception request to reduce required open space.

Most appealable coastal permit applications involving single-family homes and duplexes may proceed administratively through the waiver process provided by the coastal program. However, applications that require supplemental approvals such as minor exceptions, variances, use permits, and subdivision maps, must be reviewed by the Planning Commission at a public hearing.

DISCUSSION

The applicant proposes to construct a new exterior privacy screen wall at the edge of an existing courtyard (south side) with a vertical extension of the wall rising an additional 7 feet above the existing roof. The primarily translucent glass wall assembly includes returns northward above the existing roof forming a parapet type of appearance. The purpose of this construction is to provide a privacy screen for the courtyard area and surrounding window openings to the residence. A new three-story home was recently constructed on the southerly adjacent property, which impacts the applicant’s privacy. The applicant is also planning to install solar roof panels at a substantially lower height than the screen wall. The solar panels are shown on the plans but do not require Planning Commission approval.

The proposal is a minor building alteration that conforms to height and setback requirements, and does not add any fully enclosed floor area to the building. The project issue to be addressed is useable open space.

The open space requirement for the existing residence is 340 square feet. The existing 311 square-foot courtyard and 166 square-foot rear yard provide all of the countable open space for the residence, since the front balcony is located within the setback. Staff has interpreted that surrounding the courtyard with a fourth wall (proposed screen wall) would be a substantial enclosure, and eliminate the courtyard from countable open space. A similar interpretation has been made for a previous Strand project proposing a courtyard open to above, but enclosed on all sides. The resulting condition is a 174 square foot deficiency in the countable open space, although the courtyard will continue to serve the residence as a primarily uncovered outdoor area.

Since the existing roof is well below the 30-foot height limit, the applicant does have the option of adding a roof deck to replace lost open space without losing existing living area. This alternative would be costly, and probably involve access stairs interrupting the courtyard area the applicant desire's to improve.

The issue of covering or semi-enclosing open space is a current City Council Work Plan item which will be studied by the Planning Commission in the future, and has been brought up as a concern by the Planning Commission in the past. The code currently limits useable open space from being entirely covered by floor area, but roof/deck covers and side openness have become recent concerns.

Minor Exception and Coastal Permit Findings:

Regardless of any future changes to the qualification of open space, Section 10.84.120 of the zoning code (attached) provides for Minor Exception approval of reduced open space for “dwelling units that are largely 2-story in 3-story zones”, as is the case with this project. In order to approve this type of Minor Exception, the following findings must me made:

- a. The proposed project will be compatible with properties in the surrounding area, including, but not limited to, scale, mass, orientation, size and location of setbacks, and height.
- b. There will be no significant detrimental impact to surrounding neighbors, including, but not limited to, impacts to privacy, pedestrian and vehicular accessibility, light, and air.
- c. There are practical difficulty which warrants deviation from Code standards, including, but not limited to, lot configuration, size, shape, or topography, and/or relationship of existing building(s) to the lot.
- d. That existing non-conformities will be brought closer to or in conformance with Zoning Code and Building Safety requirements where deemed to be reasonable and feasible.
- e. That the proposed project is consistent with the City’s General Plan, the purposes of this title and the zoning district where the project is located, the Local Coastal Program, if applicable, and with any other current applicable policy guidelines.

Staff believes that these findings can be made since the building is well below the maximum size, and the new construction will be small in scale and compatible with the neighborhood. The project is also consistent with the intention of this specific type of Minor Exception, which is to encourage lower scale buildings rather than prompting property owners to add upper floor levels (or roof decks) to comply with open space requirements.

Staff also finds that that the project will comply with applicable coastal program regulations. The project is consistent with policies II.B 1, 2, 3 of the City's Local Coastal Program which seek to maintain neighborhood building scale, control residential building bulk, and establish building height standards, since the home is substantially below the maximum height and floor area.

Staff believes that the Minor Exception criteria of Section 10.84.120(G), applicable to nonconforming setbacks and parking, are met by the proposal as listed in the attached resolution, including: appropriate building code compliance, appropriate zoning conformity, and appropriate parking conformity (subject to garage length determination).

Staff also finds that that the project will comply with applicable coastal program regulations. The project is consistent with policies II.B 1, 2, 3 of the City's Local Coastal Program which seek to maintain neighborhood building scale, control residential building bulk, and establish building height standards.

PUBLIC INPUT

A public notice for the project was mailed to property owners and residents within 100 feet of the site and published in the Beach Reporter newspaper. Staff has received no inquiries or opposition from project neighbors or other members of the community.

ENVIRONMENTAL REVIEW

The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Sections 15301 & 15332 based on staff's determination that the project is a minor infill development and will not have a significant impact on the environment.

CONCLUSION

Staff supports the request finding that the project: 1) meets the findings required to approve a Minor Exception, 2) conforms to applicable zoning objectives and development standards, 3) is not expected to have a detrimental impact on nearby properties; 4) is consistent with the goals and policies of the General Plan, and; 5) would conform to the City's Local Coastal Program.

A draft resolution of approval is attached, which would act as the project minor exception approval and coastal development permit, if the project is approved by the Commission with no further appeal. Several standard conditions typically included have been placed in the draft Resolution as well as project specific conditions.

Attachments:

- A. Draft Resolution No. PC 11-
- B. Vicinity Map
- C. Applicant material
- D. Minor Exception Code
- E. Development Plans (separate - NAE)

(NAE = not available electronically)

c: Wayne Partridge, Owner
Robert Fry, Project Architect

RESOLUTION NO PC 11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A COASTAL DEVELOPMENT PERMIT AND MINOR EXCEPTION TO ALLOW CONSTRUCTION OF A PRIVACY SCREEN WALL AROUND AN OPEN COURTYARD AREA OF AN EXISTING SINGLE FAMILY RESIDENCE ON THE PROPERTY LOCATED AT 3520 THE STRAND

(Partridge)

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Manhattan Beach hereby makes the following findings:

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing pursuant to applicable law on February 9, 2011 to consider an application for a Coastal Development Permit and Minor Exception for the property legally described as a Portion of Lot 5, Block 38, Manhattan Beach Tract No. 2, located at 3520 The Strand in the City of Manhattan Beach.
- B. The public hearing was advertised pursuant to applicable law, testimony was invited and received.
- C. The applicant for the Coastal Development Permit and Minor Exception is Robert Fry & Associates. The property owner is Wayne & Masuko Partridge.
- D. The applicant proposes a new exterior wall at the edge of an existing courtyard with a vertical extension of the wall rising an additional 7 feet above the existing roof of an existing single-family residence with a reduction of useable open space to a total of 166 square feet, instead of the required 340 square feet.
- E. The property is located within Area District III and is zoned RM Medium Density Residential. The surrounding private land uses consist of single and multiple family residences.
- F. The General Plan designation for the property is Medium Density Residential, and the Local Coastal Program/Land Use Plan designation is Medium Density Residential.
- G. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301, and 15332 based on staff's determination that the project is a minor development/infill project.
- H. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- I. The Planning Commission made the following findings with respect to the reduced open space Minor Exception application:
 - a) The proposed project will be compatible with properties in the surrounding area since the building size will be well below the maximum size permitted and the proposed screen wall does not increase floor area, and complies with the permitted height limit.
 - b) The project will not be detrimental to surrounding neighbors since the new construction will observe required setbacks, and be well below the maximum height limit.
 - c) Practical difficulties warrant deviation from code standards including demolishing living area or adding a roof deck to achieve conforming open space.

d) Existing nonconformities will not be brought into conformance since significant changes are not proposed for those locations and required conformance would not be reasonable.

e) The project is consistent with the General Plan, the intent of the zoning code, and other applicable policies of the City.

J. The project is located within the appealable portion of the coastal zone and is in accordance with the objectives and policies of the Manhattan Beach Coastal Program, as follows:

a) The proposed structure is consistent with the building scale in the coastal zone neighborhood and complies with the applicable standards of the Manhattan Beach Coastal Zone Zoning Code.

b) The proposed structure is consistent with building density standards of the Local Coastal Program in that it proposes a floor area ratio factor less than the allowable.

c) The proposed structure will be consistent with the 30-foot Coastal Zone residential height limit. This is consistent with the residential development policies of the Land Use Plan, Policy II.B.1-3 as follows:

1. Maintain building scale in coastal zone residential neighborhoods.
2. Maintain residential building bulk control established by development standards.
3. Maintain Coastal Zone residential height limit not to exceed 30'.

K. The project is consistent with the public access and recreation policies of Chapter 3 of the California Coastal Act of 1976, as follows;

Section 30212 (a) (2): The proposed structure does not impact public access to the shoreline, and adequate public access is provided and shall be maintained along The Strand and 36th Street.

Section 30221: Present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

L. This Resolution upon its effectiveness constitutes the Coastal Development Permit and Minor Exception approval for the subject project.

SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Coastal Development Permit and Minor Exception subject to the following conditions:

Standard Conditions

1. *Compliance.* All development must occur in strict compliance with the proposal as set forth in the application for said permit, subject to any special conditions set forth below. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission.
2. *Expiration.* The Coastal Development Permit shall be approved for a period of two years after the date of approval, with the option for future extensions, in accordance with the Manhattan Beach Municipal Code (MBMC) Section 10.84.090.
3. *Interpretation.* Any questions of intent or interpretation of any condition will be resolved by the Planning Commission.
4. *Inspections.* The Community Development Department Staff shall be allowed to inspect the site and the development during construction subject to 24-hour advance notice.
5. *Assignment.* The permit may be assigned to any qualified persons subject to submittal of the following information to the Director of Community Development:

- a. a completed application and application fee as established by the City's Fee Resolution;
 - b. an affidavit executed by the assignee attesting to the assignee's agreement to comply with the terms and conditions of the permit;
 - c. evidence of the assignee's legal interest in the property involved and legal capacity to undertake the development as approved and to satisfy the conditions required in the permit;
 - d. the original permittee's request to assign all rights to undertake the development to the assignee; and,
 - e. a copy of the original permit showing that it has not expired.
6. *Terms and Conditions are Perpetual.* These terms and conditions shall be perpetual, and it is the intention of the Director of Community Development and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.
 7. *Effective Date.* This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030, and the City of Manhattan Beach Local Coastal Program - Implementation Program Section A.96.160 have expired; and, following the subsequent Coastal Commission appeal period (if applicable) which is 10 working days following notification of final local action.

Special Conditions

8. The subject Coastal Development Permit will be implemented in conformance with all provisions and policies of the Certified Manhattan Beach Local Coastal Program (LCP) and all applicable development regulations of the LCP - Implementation Program.
9. The plans shall be in substantial conformance with the plans submitted to the Planning Commission on February 9, 2011.
10. The project shall comply with all requirements of the RM zoning district except for the proposed open space.
11. After completion of the project(s) that is subject to the Minor Exception approval(s), no further addition(s) shall be permitted unless the entire structure is brought into conformance with the current Code requirements. This shall not preclude the submittal of multiple Minor Exceptions that meet the Code established criteria.
12. The applicant agrees, as a condition of approval of this project, to pay for all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal actions associated with the approval of this project brought against the City. In the event such a legal action is filed against the project, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of February 9, 2011, and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RICHARD THOMPSON,
Secretary to the Planning Commission

Sarah Boeschen
Recording Secretary

Vicinity Map
3520 Strand

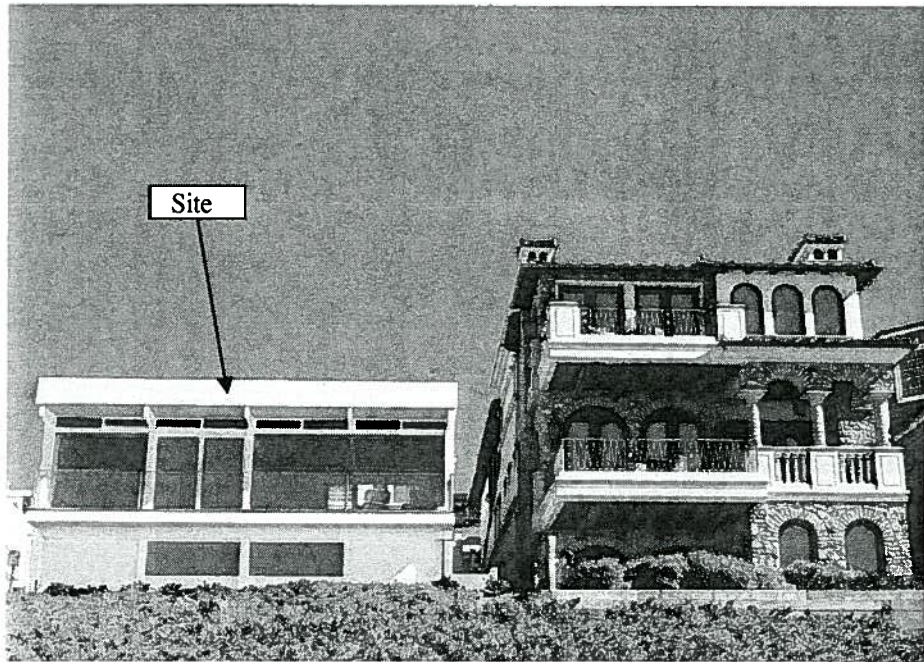
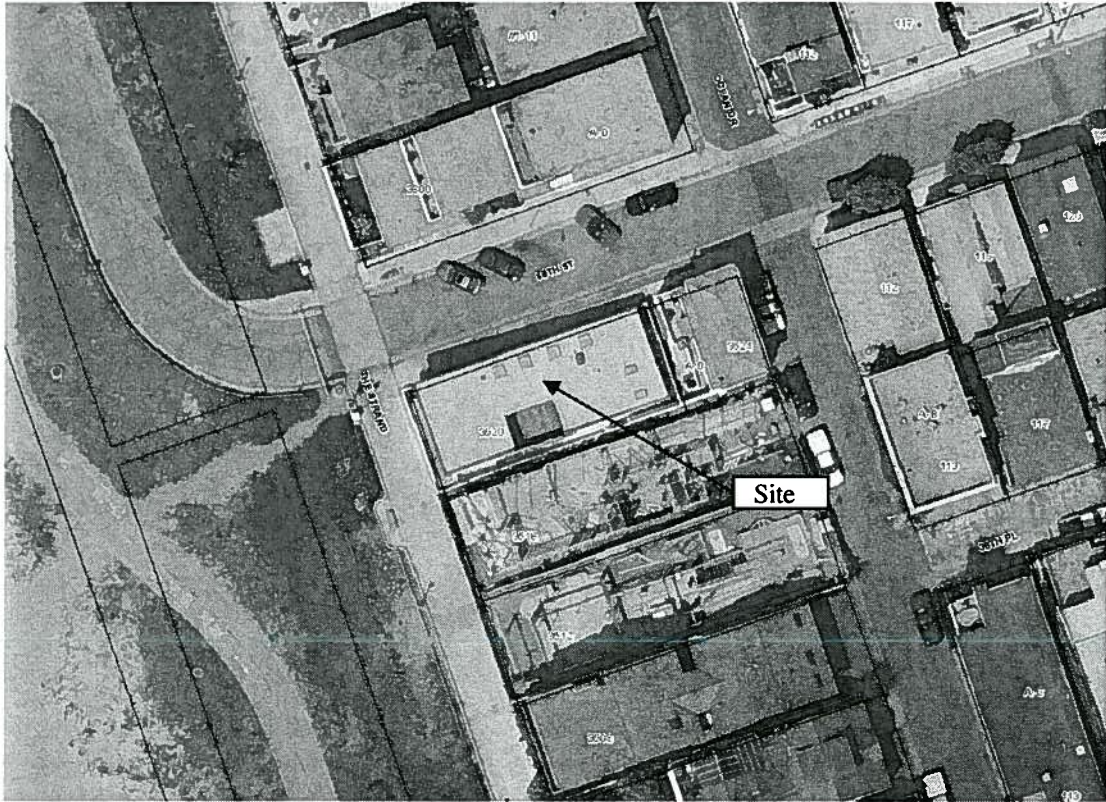


EXHIBIT B
PC MH. 2/9/11

Attachment I
Project Description

The Project is to make minor modifications to applicants' small two story house (the "**Subject House**") located at 3520 the Strand. The modifications are designed as the **minimum necessary** to restore some of the privacy lost upon the construction of a new three story "Tuscan villa" on the lot immediately adjacent to the **Subject House** on the South (3516 the Strand).

The **Subject House** is a "fifties modern" structure featuring floor to ceiling windows around the three interior sides of a south facing patio. These patio windows look out from (or provide views into) the living room and dining room, the kitchen and long hallway and the bedroom and master bath of the **Subject House**. They flood the open plan interior with light and provide views into the patio and beyond to the sea even from the master bedroom.

For most of the more than thirty nine years Applicants have owned and lived in the **Subject House**, the house to the South had only a single, frosted, bathroom window high on its North wall overlooking the **Subject House**. The new three story Tuscan villa to the South has numerous windows in its North Wall and an exterior third floor balcony from which one can look into the **Subject House**. Each such window and the balcony offers a different view, but in the aggregate the provide view into the living and dining rooms, kitchen and hallway and master bedroom of the **Subject House**.

Window coverings to block these views would destroy the architectural character of the **Subject House** and seriously impair the Applicants' enjoyment of their home. The Project is carefully designed to erect the minimum visual barrier necessary to solve this problem without impairing the views from the Tuscan villa over the Subject House to the Malibu Mountains or the sea, and without impairing the views of any neighboring house.

EXHIBIT C

PC Mtg. 2/9/11

**PARTRIDGE RESIDENCE
3520 THE STRAND**

PRIVACY SCREEN

EXHIBIT C
PC MA 2/9/11

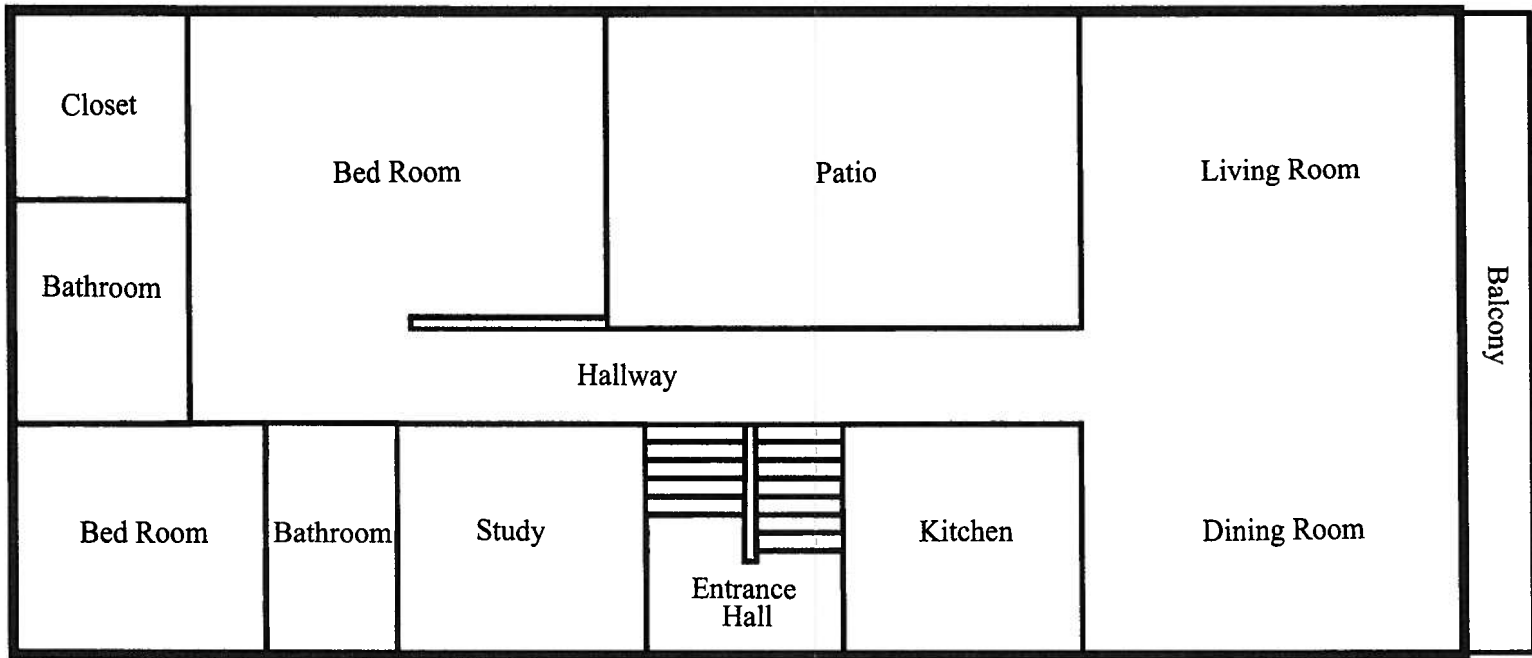
The Subject Property

A small (two stories in front, one in back) “fifties modern” house built in the early to mid sixties.



The Subject Property

A glass walled patio on the South side of the center of the Subject Property provides air circulation, floods the interior with light and imparts a sense of spaciousness to a relatively small space. This sense of light and openness have given the applicants great satisfaction over the almost forty years they have owned the property.



Schematic Partial Floor Plan



From master bedroom through patio to living room and beyond.

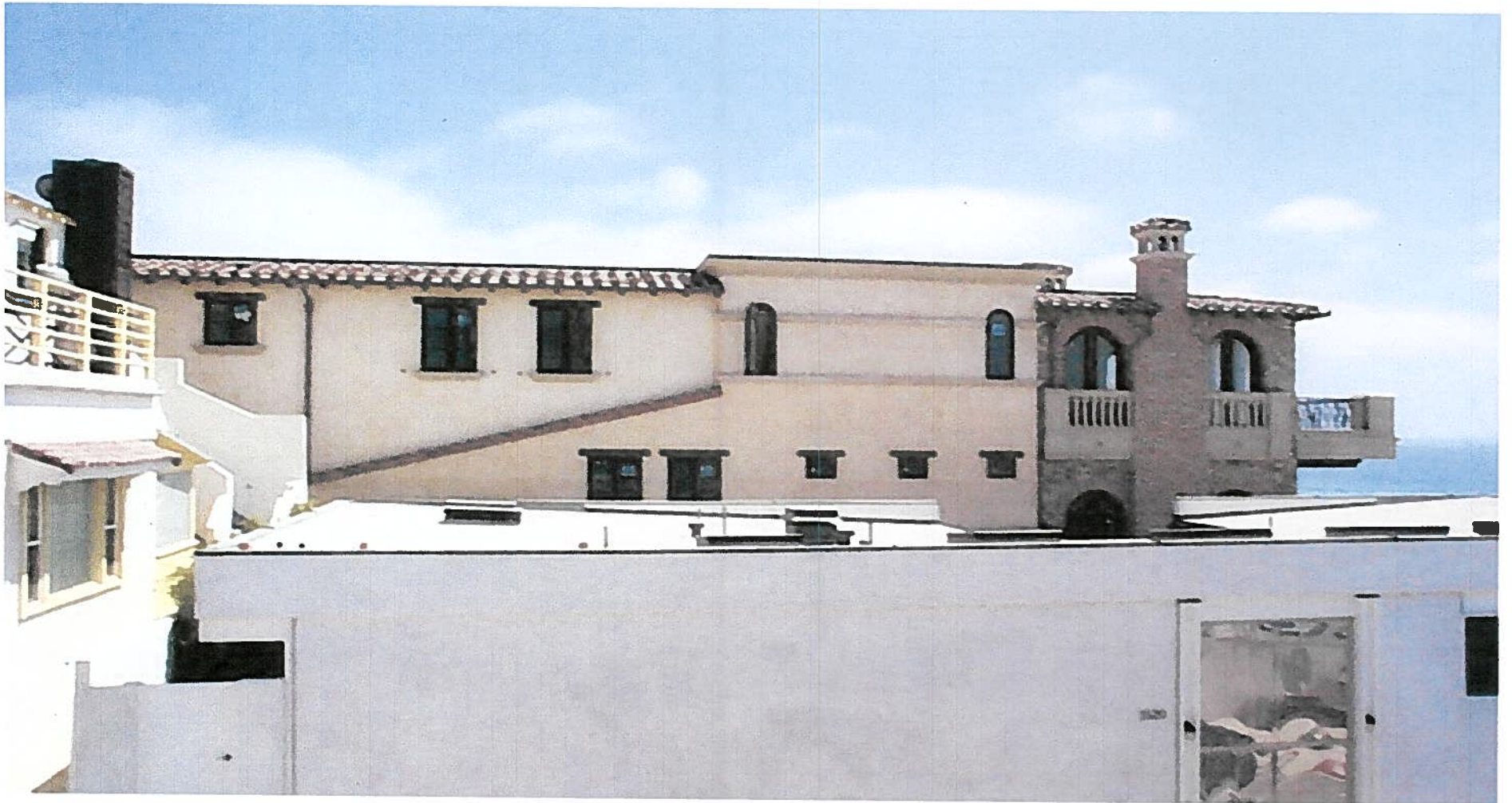


Hallway past patio to living/dining room and kitchen.

A new “maxed out” house was built immediately South of the Subject Property in 2008 and 2009. The new Neighbor has a third floor balcony and numerous windows (some floor to ceiling) on its North side which afford views into most of the living area of the Subject Property through its patio.



The Subject Property and its new Neighbor.



The new Neighbor over the Subject Property

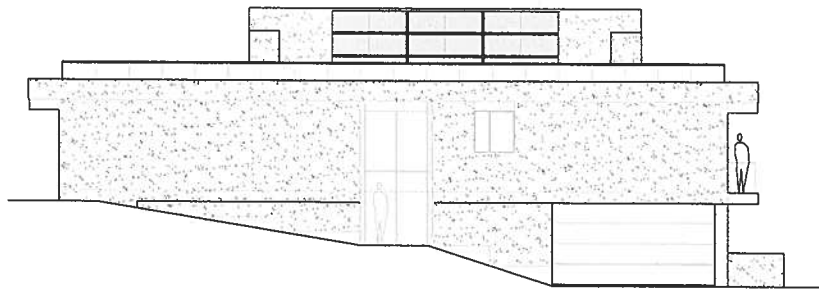


Balcony and windows of the new Neighbor from inside the Subject Property.

THE PROPOSED PROJECT

DRAWINGS

The proposed Project has been carefully designed as the minimum screen necessary to restore privacy in the Subject Property without impairing the views of the new Neighbor looking North or of long standing neighbors looking West.



ARCHITECTURE
ROBERT FRY & ASSOCIATES
3073 Manzanillo Place
Manhattan Beach, CA 90263
T. 310-375-7979, R.Fry@aia.com

OWNER
WAYNE PARTITION
1328 The Strand
Manhattan Beach, CA

SURVEYING
SUCKLER & HARTMANN, INC.
2818 South Robinson Boulevard
Los Angeles, CA 90034
T. 310-649-9729

STRUCTURAL ENGINEERING
MCKELLUM ENGINEERING
400 Sycamore Lane, #11
Manhattan Beach, CA 90263
T. 310-644-0366, E.Hayashi@mckellum.com

ARCHITECTURAL DRAWINGS

A1.1	TITLE SHEET
A1.2	SURVEY
A1.3	ACROSS PLAN SITE PLAN & EXTERIOR ELEVATION
A1.4	EXTERIOR ELEVATIONS
A1.5	BUILDING SECTIONS

RFA

ARCHITECTURAL DESIGN

3073 Manzanillo Place
Manhattan Beach, CA 90263
T. 310-375-7979 F. 310-375-0140

This drawing shall not be used on any project other than that for which it was prepared unless approved in writing by the author.

© Robert Fry & Associates 2011 All rights reserved.

PROJECT TEAM 3

T.	Thread	TR	Office	OF	High	DR	Deep, Depth	AA	And
TR	Tread Bar	TR	Overhang	OV	Howe Rib	DR	Dimple	AA	Angle
TAC	Trapez & Crown	TAC	Overhead	OC	Bellevue Case	DR	Doel	AA	Circle
T.C.	Top of Chalk	TC	Oven	OV	Handknop	DR	Drinking Pots	AA	Circle
T.D.	Top of Dials	TD	Oxide	OX	Handwood	DR	Diameter	AA	Circle
T.P.	Top of Pavement	TP	Oxide	OX	Hardware	DR	Disinfect	AA	Circle
T.P.L.	Top of Plan	TP.L	Off the Shelf	OS	Halfway Metal	DR	Disposal	AA	Circle
TEL	Telephone	TE	Plaster	PL	Half Pole	DR	Down	AA	Circle
TEMP	Temper	TE	Plaster	PL	Horizontal	DR	Down	AA	Circle
TR	Trim	TR	Plaster Drain	PD	Head	DR	Down Opening	AA	Circle
TR.T.	Trim, Thickness	TR.T	Plaster	PL	Hole	DR	Door	AA	Circle
TRH	Trim, Height	TRH	Plaster	PL	HT	DR	Door	AA	Circle
TRM	Trim, Material	TRM	Plaster	PL	HT	DR	Door	AA	Circle
TRM.P.	Trim, Material, Part	TRM.P	Plaster	PL	HT	DR	Door	AA	Circle
TR.P.	Trim, Part	TR.P	Plaster	PL	HT	DR	Door	AA	Circle
T.T.D.	Top of Trench	TT.D	Plaster	PL	HT	DR	Door	AA	Circle
TP	Top of Plan	TP	Plaster	PL	HT	DR	Door	AA	Circle
TP.P.	Top of Pavement	TP.P	Plaster	PL	HT	DR	Door	AA	Circle
T.P.D.	Top of Pavement	TP.D	Plaster	PL	HT	DR	Door	AA	Circle
TRD	Trash Dumpster	TRD	Plaster	PL	HT	DR	Door	AA	Circle
TRD.P.	Trash Dumpster	TRD.P	Plaster	PL	HT	DR	Door	AA	Circle
TRD.P.P.	Trash Dumpster	TRD.P.P	Plaster	PL	HT	DR	Door	AA	Circle
TRD.P.D.	Trash Dumpster	TRD.P.D	Plaster	PL	HT	DR	Door	AA	Circle
TRD.P.P.D.	Trash Dumpster	TRD.P.P.D	Plaster	PL	HT	DR	Door	AA	Circle
TRD.P.D.P.	Trash Dumpster	TRD.P.D.P	Plaster	PL	HT	DR	Door	AA	Circle
TRD.P.P.D.P.	Trash Dumpster	TRD.P.P.D.P	Plaster	PL	HT	DR	Door	AA	Circle
TRD.P.D.P.D.	Trash Dumpster	TRD.P.D.P.D	Plaster	PL	HT	DR	Door	AA	Circle
TRD.P.P.D.P.D.	Trash Dumpster	TRD.P.P.D.P.D	Plaster	PL	HT	DR	Door	AA	Circle
TRD.P.D.P.D.P.	Trash Dumpster	TRD.P.D.P.D.P	Plaster	PL	HT	DR	Door	AA	Circle
TRD.P.P.D.P.D.P.	Trash Dumpster	TRD.P.P.D.P.D.P	Plaster	PL	HT	DR	Door	AA	Circle
TRD.P.D.P.D.P.D.	Trash Dumpster	TRD.P.D.P.D.P.D	Plaster	PL	HT	DR	Door	AA	Circle
TRD.P.P.D.P.D.P.D.	Trash Dumpster	TRD.P.P.D.P.D.P.D	Plaster	PL	HT	DR	Door	AA	Circle
TRD.P.D.P.D.P.D.P.	Trash Dumpster	TRD.P.D.P.D.P.D.P	Plaster	PL	HT	DR	Door	AA	Circle
TRD.P.P.D.P.D.P.D.P.	Trash Dumpster	TRD.P.P.D.P.D.P.D.P	Plaster	PL	HT	DR	Door	AA	Circle
TRD.P.D.P.D.P.D.P.D.	Trash Dumpster	TRD.P.D.P.D.P.D.P.D	Plaster	PL	HT	DR	Door	AA	Circle
TRD.P.P.D.P.D.P.D.P.D.	Trash Dumpster	TRD.P.P.D.P.D.P.D.P.D	Plaster	PL	HT	DR	Door	AA	Circle

APPLICABLE CODES

All work pertaining to and all materials supplied for executing and completing this contract shall comply with provisions specified in the contract documents and with all applicable laws, regulations and ordinances governing work including, but not necessarily limited to, those of:

- 2007 California Building Code (CBC)
- 2007 California Electrical Code (CEC)
- 2007 California Fire Code (CFC)
- 2007 California Plumbing Code (CPC)
- 2007 California Fire Code (CFC)

BUILDING DATA

BUILDING AREA:
Existing Floor Area (No Change Proposed)
Contracted Area: 2397 SF
Change: 305 SF
Concrete: 311 SF
Sewer: 87 SF

Open Area (No Change Proposed)
Contracted Area: 311 SF
New York: 28 SF
Total Open Area: 479 SF

LOT AREA: 2,346 SF
MAX. ALLOWABLE AREA (LOT AREA X 1.4): 4,104 SF
LOT COVERAGE: 2,397 SF (100% Max.)

CONSTRUCTION TYPE: TYPE IV
NUMBER OF STORIES: ONE OVER BASEMENT
BUILDING HEIGHT: 27'-1"
OCCUPANCY GROUP: B-3 (1)

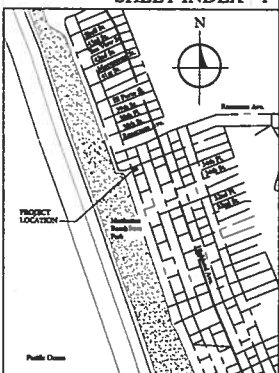
PROJECT DESCRIPTION

New Work: Installation of new roof mounted primary energy vent. No modifications to existing work, no openings, open space.

PROJECT DATA 4

SHEET INDEX 1

- ALL HEIGHTS ARE DIMENSIONED FROM TOP OF FINISH FLOOR, UNLESS NOTED OTHERWISE. "FF" MEANS ABOVE FINISH FLOOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN. PRIOR TO PROCEEDING WITH CONSTRUCTION, IF THERE ARE ANY QUESTIONS REGARDING THESE CONTRACT DOCUMENTS OR OVER COORDINATION RESULTS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFECTS FOUND ON FOOTING BASE BUILDING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, UNIFORM WALL AND FLOOR JOISTS AND PROVIDING SUCH AS PLASTER OR DRYWALL. THE ORIGINAL CONTRACTOR SHALL PATCH AND REPAIR AS REQUIRED. SURFACES TO MATCH ADJACENT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFECTS FOUND ON FOOTING BASE BUILDING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, UNIFORM WALL AND FLOOR JOISTS AND PROVIDING SUCH AS PLASTER OR DRYWALL. THE ORIGINAL CONTRACTOR SHALL PATCH AND REPAIR AS REQUIRED. SURFACES TO MATCH ADJACENT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUSTOMER FITTING OR PARTIZING THAT MAY BE REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIAL IN STRICT COMPLIANCE WITH CITY & STATE REGULATORY AGENCIES AND APPLICABLE BUILDING CODES.
- TYPICAL SHALL MEAN IDENTICAL FOR ALL SIMILAR CONDITIONS OR USES UNLESS OTHERWISE NOTED. SIMILAR SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED.



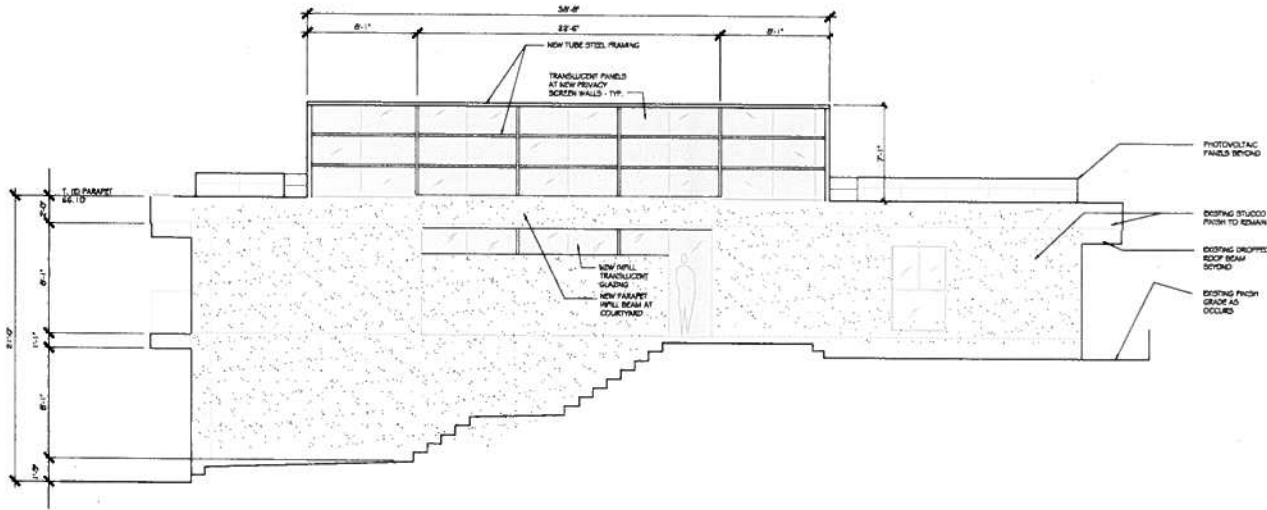
ABBREVIATIONS 6

GENERAL NOTES 5

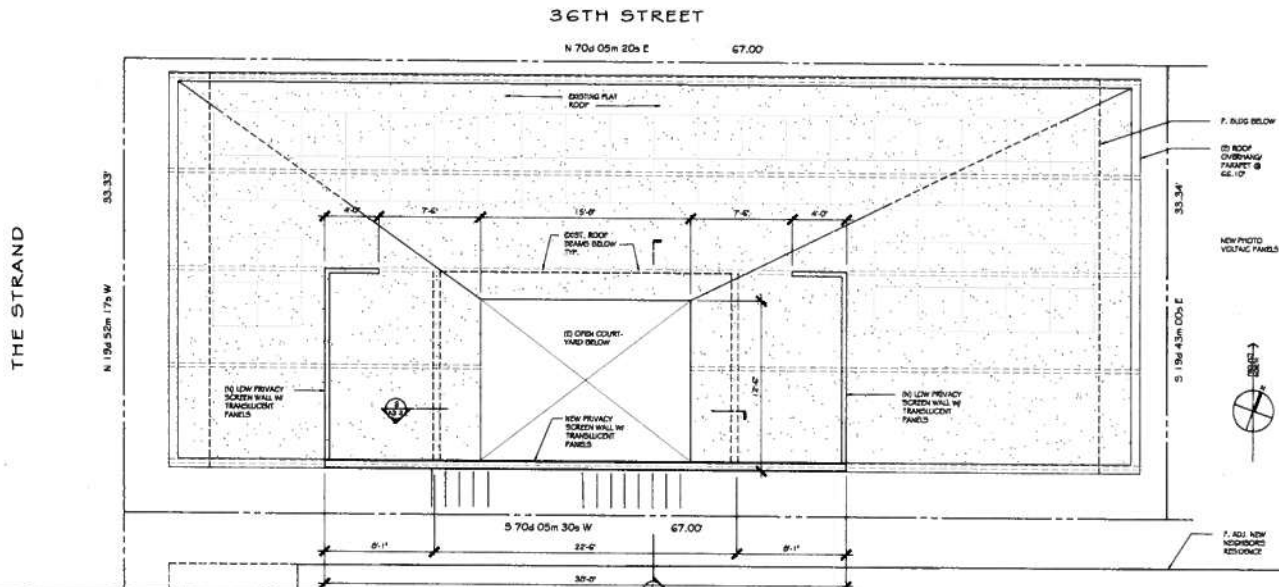
VICINITY MAP 2

Project No. 0918
Date: 05-13-10

A1.1



SOUTH ELEVATION Scale: 1/4" = 1'-0" 1



ROOF PLAN/SITE PLAN Scale: 1/4" = 1'-0" 2

RFA

ARCHITECTURAL DESIGN
 3079 Summer Place
 Suite 100, Torrey, CA 94027
 TEL: 415.323.1234
 FAX: 415.323.1235
 The Drawing, design concept and data are the property of RFA Inc. or its affiliates. They shall not be used for any purpose other than the execution of the project for which they were prepared without the written consent of RFA Inc.
 © 2010 RFA Inc. All rights reserved.

Drawn by: [blank]

PARTRIDGE RESIDENCE
 3520 The Strand
 Manhattan Beach, CA

Revisions & Comments

No.	Description

Roof Plan/Site Plan & Elevation

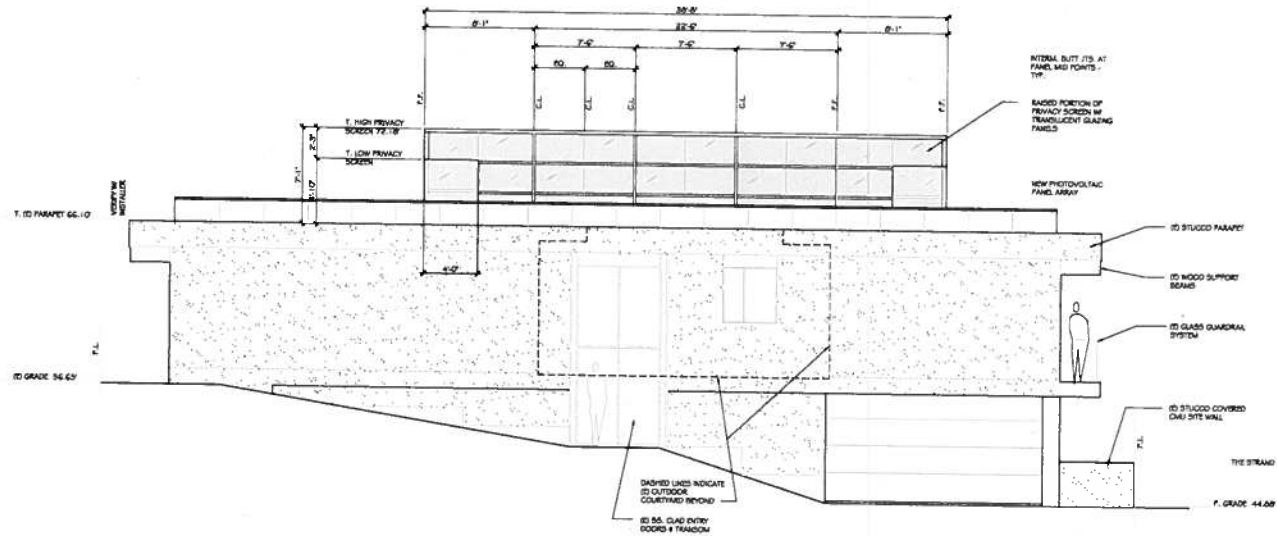
Project No. 0916
 Date: 05.15.10 **A3.0**



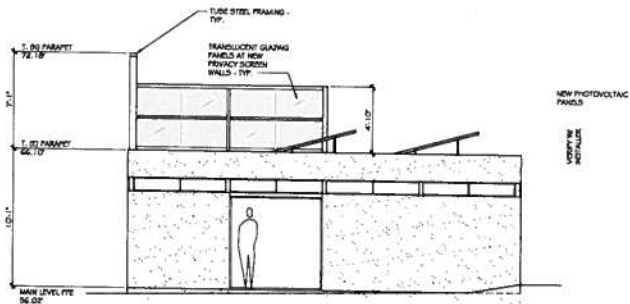
3079 Mainway Place
 San Diego, CA 92121
 T. 619.591.2800

The drawings were prepared under the supervision of the architect. The architect is not responsible for the accuracy of the information provided on these drawings. The architect is not responsible for the accuracy of the information provided on these drawings. The architect is not responsible for the accuracy of the information provided on these drawings.

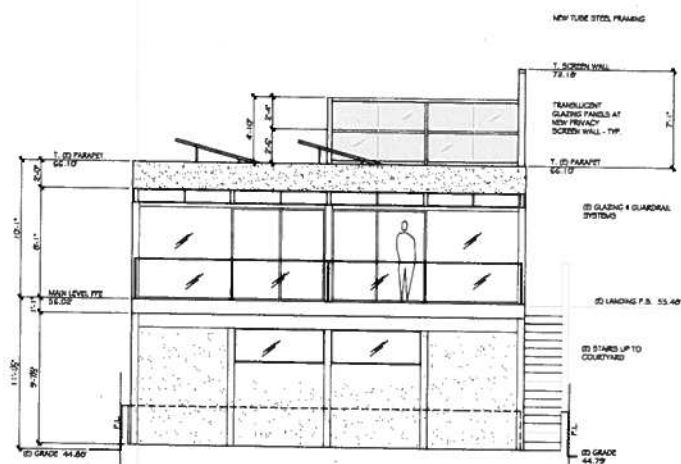
Scale by Author



NORTH (FRONT) ELEVATION Scale 1/4" = 1'-0" 1



EAST ELEVATION Scale 1/4" = 1'-0" 3



WEST (BEACH) ELEVATION Scale 1/4" = 1'-0" 2

PARTRIDGE RESIDENCE
 3520 The Strand
 Manhattan Beach, CA

Revisions & Issues

Exterior Elevations

Project No. 0910
 Date: 03-15-10

A3.1

RFA



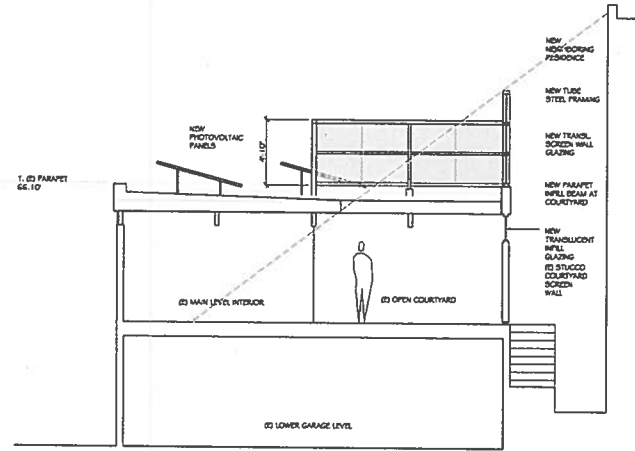
ARCHITECTURAL DESIGN

3570 Main Street
Manhattan Beach, CA 90265
TEL: 310.316.1800 FAX: 310.316.1803

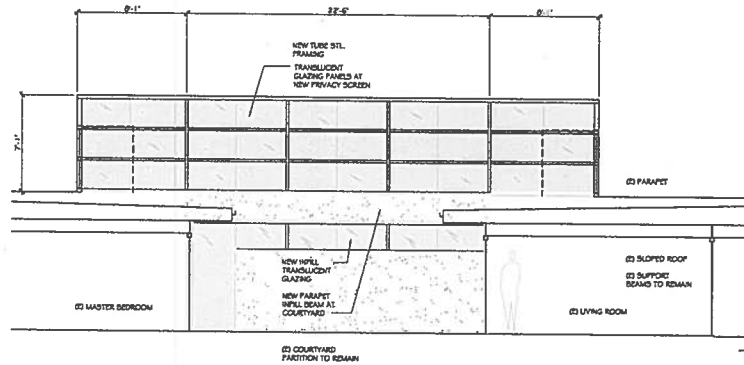
This Drawing, along with all other drawings in the project, is the property of Robert F. Ayres & Associates. They shall not be used for any purpose other than the construction of the project without the prior written consent of the architect.

© Robert F. Ayres & Associates 2004 All rights reserved.

Robert F. Ayres



BUILDING CROSS SECTION Scale: 1/4" = 1'-0" 1



BUILDING CROSS SECTION Scale: 1/4" = 1'-0" 2

PARTRIDGE RESIDENCE

3520 The Strand
Manhattan Beach, CA

Revisions & Issuances

Building Sections

Project No. 0910
Date: 05-15-08

A3.2

10.84.120 Minor exceptions.

The Community Development Director may grant minor exceptions from certain regulations contained in the ordinance codified in this chapter for projects as follows:
Valuation No Limitation. Projects that involve new structures or remodels without limits of project valuation [i.e., may exceed fifty percent (50%) valuation provisions of Section 10.68.030(E)], as provided below. Notice may be required for exceptions to Sections 10.68.030(D) and (E), see subsection A and B of this section for noticing requirements.

Applicable Section	Exception Allowed
10.12.030	Attachment of existing structures on a site in Area District III or IV which result in the larger existing structure becoming nonconforming to residential development regulations.
10.12.030	Site enlargements (e.g., mergers, lot line adjustments), not exceeding the maximum lot area, which result in existing structures becoming nonconforming to residential development regulations.
10.12.030(M)	Reduction in the 15% open space requirement for dwelling units that are largely 1-story in 2-story zones and for dwelling units that are largely 2-story in 3-story zones.
10.12.030(P)	Construction of retaining walls beyond the permitted height where existing topography includes extreme slopes.
10.12.030(T)	Reduction in percentage of additional 6% front yard setback, or 8% front/streetside yard setback on corner lots, required in the RS Zone—Area Districts I and II, 15% open space requirement, side yard setbacks, and/or rear yard setback. This may be applied to small, wide, shallow, multiple front yard, and/or other unusually shaped lots or other unique conditions.
10.12.030(T)	Reduction in percentage of additional 6% front yard setback required in the RS Zone—Area Districts I and II for remodel/additions to existing dwelling units if the additional setback area is provided elsewhere on the lot.
10.12.030(T)	Reduction in percentage of additional 8% front/streetside yard setback required on corner lots in the RS Zone—Area Districts I and II for remodel/additions to existing dwelling units if the additional setback area is provided elsewhere on the lot.
10.12—10.68	Non-compliant construction due to Community Development staff review or inspection errors.
10.68.030(D) and (E), 10.12.030 and 10.12.030(R)	Construction of a first, second or third story residential addition that would project into required setbacks or required building separation yard, matching the existing legal non-conforming setback(s).
10.68.030(D) and (E)	Alterations, remodeling and additions (enlargements) to existing smaller legal non-conforming structures.
10.68.030(E)	Alterations and remodeling to existing legal non-conforming structures.

A. Minor Exception Application Without Notice. All applications for minor exceptions may be approved administratively by the Director of Community Development without notice, except as provided in subsection B of this section. Additionally, a minor exception from Section 10.68.030(D) and (E) must meet the following criteria:

1. **Alterations, remodeling, additions (enlargements) to existing smaller legal non-conforming structures.** The total proposed Buildable Floor Area, as defined in Section

EXHIBIT D
PC Mtg. 2/9/11

10.04.030 which excludes certain garage and basement areas from BFA, does not exceed sixty-six percent (66%) of the maximum allowed (Area Districts III and IV) and seventy-five percent (75%) of the maximum allowed (Area Districts I and II) or three thousand (3,000) square feet, whichever is less .

2. **Alterations and remodeling to existing legal non-conforming structures.** No limit to the total existing Buildable Floor Area, as defined in Section 10.04.030 which excludes certain garage and basement areas from BFA, but no further additions (enlargements) permitted.

B. Minor Exception Application with Notice.

1. Applications for minor exceptions from Section 10.68.030(D) and (E) which do not meet the criteria in subsection (A)(1) of this section, may be approved administratively by the Director of Community Development, with notice. A minor exception from Section 10.68.030(D) and (E) must meet the following criteria, and notice as provided in subsection D of this section, must be provided:

a. **Alterations, remodeling, additions (enlargements) to existing smaller legal non-conforming structures.** The total proposed Buildable Floor Area as defined in Section 10.04.030 which excludes certain garage and basement areas from BFA, does not exceed sixty-six percent (66%) of the maximum allowed (Area Districts III and IV) and seventy-five percent (75%) of the maximum allowed (Area Districts I and II) and the Buildable Floor Area exceeds three thousand (3,000) square feet but does not exceed four thousand (4,000) square feet.

C. Submittal Requirements—All Minor Exceptions Applications. Applications for all minor exceptions shall be initiated by submitting the following materials to the Community Development Department.

1. A completed application form, signed by the property owner or authorized agent, accompanied by the required fees, plans and mapping documentation in the form prescribed by the Community Development Director.
2. Written statements to support the required findings and criteria of this Code section.
3. A vicinity map showing the location and street address of the development site.

D. Submittal Requirements—Minor Exception Applications with Notice.

Applications for minor exceptions with notice shall be initiated by submitting the following materials to the Community Development Department:

1. A completed application form, signed by the property owner or authorized agent, accompanied by the required fees, plans and mapping documentation in the form prescribed by the Community Development Director.
2. Written statements to support the required findings and criteria of this Code section.
3. A vicinity map showing the location and street address of the development site;
4. A map showing the location and street address of the property that is the subject of the application and of all lots of record within three hundred feet (300') of the boundaries of the property; and
5. A list, drawn from the last equalized property tax assessment roll or the records of the County Assessor, Tax Collector, or the City's contractor for such records showing the names and addresses of the owner of record of each lot within three hundred feet (300') of the boundaries of the property. This list shall be keyed to the map required by subsection (D)(4) of this section and shall be accompanied by mailing labels.

E. Notice to Property Owners—Minor Exception with Notice. After receipt of a completed Minor Exception application, the Community Development Director shall provide notice to surrounding property owners as provided in subsection D of this section. Said notice shall include: a project description, information regarding where and when project plans can be viewed, a request for comments regarding said exception, and a commenting deadline date. No public hearing shall be required.

F. Director's Review and Action—All Minor Exceptions.

1. **Notice of Decision.** After the commenting deadline date, if any, and within thirty (30) days of receipt of a completed application, the Director shall approve, conditionally approve, or deny the required exception. The Director of Community Development shall send the applicant a letter

stating the reasons for the decision under the authority for granting the exception, as provided by the applicable sections of this chapter. The letter also shall state that the Director's decision is appealable under the provisions of subsection K of this section. Notice of the decision also shall be mailed to all those individuals who received the initial notice to property owners described in subsection E of this section.

2. Findings. In making a determination, the Director shall be required to make the following findings:

- a. The proposed project will be compatible with properties in the surrounding area, including, but not limited to, scale, mass, orientation, size and location of setbacks, and height.
- b. There will be no significant detrimental impact to surrounding neighbors, including, but not limited to, impacts to privacy, pedestrian and vehicular accessibility, light, and air.
- c. There are practical difficulty which warrants deviation from Code standards, including, but not limited to, lot configuration, size, shape, or topography, and/or relationship of existing building(s) to the lot.
- d. That existing non-conformities will be brought closer to or in conformance with Zoning Code and Building Safety requirements where deemed to be reasonable and feasible.
- e. That the proposed project is consistent with the City's General Plan, the purposes of this title and the zoning district where the project is located, the Local Coastal Program, if applicable, and with any other current applicable policy guidelines.